

AGENDA MEMO

CITY COUNCIL MEETING DATE: MAY 16, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-20124 - APPLICANT: THE ANIMAL FOUNDATION -
OWNER: CITY OF LAS VEGAS**

**** CONDITIONS ****

The Planning Commission (5-0-1/rt vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 03/26/07 and landscape plan and building elevations, date stamped 02/22/07, except as amended by conditions herein.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-3275) shall be required, except as amended herein.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. All private improvements and landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. An update to the approved Drainage Plan and Technical Drainage Study, or other information acceptable to the Flood Control Section, must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage plan/study.
13. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-3275 and all other applicable site-related actions.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for an existing 1,900 square-foot veterinary school, 4,116 square-foot animal shelter, 1,900 square-foot office, and a proposed barn and restroom facility on 8.39 acres adjacent to the southwest corner of Harris Avenue and Mojave Road.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
01/07/04	The City Council approved a Site Development Plan Review (SDR-3275) for a proposed Animal Shelter and Veterinary complex on 9.5 acres adjacent to the southwest corner of Harris Avenue and Mojave Road. The Planning Commission and staff recommended approval.
08/17/05	The City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter on 8.39 acres adjacent to the southwest corner of Mojave Road and Harris Avenue. The Planning Commission and staff recommended approval.
11/01/06	The City Council approved a required One Year Review (RQR-14476) of an approved Site Development Plan Review (SDR-6883) which allowed temporary structures for an animal shelter on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue. The Planning Commission recommended and staff recommended denial.
12/20/06	The City Council approved a request for a Review of Condition (ROC-17677) Number 1 of an approved Site Development Plan Review (SDR-6883) to allow temporary structure number 2 located on the corner of Harris Street and Manning Street to be allowed to remain for two additional years on 8.39 acres at the southwest corner of Mojave Road and Harris Avenue.
04/12/07	The Planning Commission voted 5-0-1/rt to recommend APPROVAL (PC Agenda Item #17/jm).
<i>Related Building Permits/Business Licenses</i>	
12/13/05	L-3827-05 - Plan Check issued for a Temporary Classroom Trailer at 655 N. Mojave. The permit expired on 06/17/06.
<i>Pre-Application Meeting</i>	
01/24/07	A pre-application meeting was held and elements of this application were discussed. Submittal requirements were discussed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	8.39

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Animal Shelter	PF (Public Facilities)	C-V (Civic)
North	Office and Parking	PF (Public Facilities)	C-V (Civic)
South	Fire Station and Training Center	SC (Service Commercial)	C-V (Civic) Under Resolution of Intent to C-1 (Limited Commercial)
East	City Maintenance and Storage Yards	PF (Public Facilities)	C-V (Civic)
West	Multi-Family Residential (Public)	PF (Public Facilities)	C-V (Civic)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	N/A
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.06, Development Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

<i>Standard</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks		
• Front	10 Feet	Y
• Side	10 Feet	Y
• Corner	10 Feet	Y
• Rear	5 Feet	Y
Max. Building Height	19.8	Y
Mech. Equipment	Screened	Y

Pursuant to Title 19.12, Landscape Standards within the C-V (Civic Zone) are to be set administratively for with a Site Development Plan Review.

<i>Standards</i>	<i>Provided</i>
Parking Area	32 Trees
Buffer:	
• Trees (Harris Street)	26 Trees
• Trees (Manning Street)	42 Trees
• Trees (Mojave)	13 Trees
• Zone Width (Harris Street)	8 Feet
• Zone Width (Manning Street)	10 to 20 Feet
• Zone Width (Mojave)	8 to 50 Feet

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required			Provided		Compliance
		Parking Ratio	Parking		Parking		
			Regular	Handi-capped	Regular	Handi-capped	
Animal Shelter (Animal Hospital, Clinic, or Shelter)	N/A	1 space for every 2 on duty employees, plus one space per doctor and one space per examination room.	48				
Office	4,650 SF	1 space per 300 SF of GFA	16				
Horse Corral/Barn	N/A	1 space per 5 horses	2				
Commercial Adoption/Day Care (Pet Boarding)	15,884 SF	1 space per 250 SF of GFA	64				
College	N/A	1 space per 4 students	36				
General Retail Pet Supplies	700 SF	1 space per 175 SF of GFA	4				
SubTotal			164	6	123	9	Y

Share Parking					69*		Y
TOTAL			170		201		Y

*Per Title 19.10.010.H.2, 69 shared parking spaces are designated on the lot north of Harris Street which is owned by the same property owner.

ANALYSIS

Pursuant to Title 19.06 Development Standards for a C-V (Civic) Zoning District shall be established by an approved site development plan. The following standards are proposed for this development. The facility is to be located at the southwest corner of Harris Street and Mojave Road. Access to the site will be from an existing driveway approximately 300 feet west of the intersection. The existing shelter and its parking lot is just south from the driveway.

On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. The applicant is requesting that the structures now be permanent. In addition to that request, the applicant is proposing a barn and a restroom facility.

The two modular structures are to serve as an animal shelter and office. The animal shelter structure measures 4,116 square feet and the office structure 1,900 square feet. Additionally, the fabric tent labeled building #1 is to serve as a kennels for animals.

- Zoning

The subject property is zoned C-V (Civic), which allows various types of public and semi-public uses. The proposed public animal shelter and veterinary campus are appropriate for this zoning district and conform to the PF (Public Facilities) General Plan land use category.

- Site Plan

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On 08/17/05, the City Council approved a request for a Site Development Plan Review (SDR-6883) to add proposed temporary structures to an existing animal shelter. The applicant is requesting that the structures now be permanent. In addition to that request, the applicant is proposing a barn and a restroom facility.

The two modular structures labeled building #2 and building #4 are to serve as an animal shelter and office. The animal shelter structure measures 4,116 square feet and the office structure 1,900 square feet. Additionally, the fabric tent labeled building #1 is to serve as kennels for animals, which measures 4,116 square feet.

The proposed barn is approximately 3,580 square feet in size with nine stalls for animals. The proposed restroom is approximately 500 square feet in size with 156 square feet for designated for storage and 56 square feet for potential vending.

- Waivers

No Waivers are required for this request, as the project is proposed in a C-V (Civic) district where development plans determine development standards. The proposed standards are reasonable.

- Landscape Plan

Pursuant to Title 19.12.010, Landscape Standards do not apply to special purpose zoning districts such as C-V (Civic). A row of 24-inch Colorado Mesquite spaced 20 feet on center is shown along Harris Street and Manning Street. On Mojave Road spaced 20 feet on center are 24-inch Palo Verde. The on-site parking lot features 24-inch box Bottle Trees. Shrubs include Ocatillo, Blue Fescue, Purple Trailing Lantana, Regal Mist Grass, Papago Pink Globe Mallow, and Prostrate Germander.

- Elevation

The elevations show a curved roof structure covered in fabric and two modular buildings measuring a height of ... The proposed barn measures 17.8 feet in height and contains nine stalls for animals. The proposed bathroom measures 9.7 feet with a CMU exterior and corrugated metal sheet roof.

- Floor Plan

The floor plans show a structure laid out as an office building, one structure to house cats, and another structure designated as a veterinary school.. The proposed designs are appropriate for the uses proposed on the site.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The existing animal shelter and proposed animal related uses are located within a C-V (Civic) district adjacent to other city services. A multi-family public housing development is located adjacent to the show arena and dog adoption park. Adequate landscaping and screening will be provided to ensure compatibility with residential development.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

The proposed additions to the animal shelter are consistent with the General Plan mandate for public uses in this area. The development is consistent with Title 19 insofar as it allows development standards that meet the intent of the Zoning Code and General Plan.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The site will be accessed primarily from Harris Street, a 60-foot public right-of-way and will have secondary access from Mojave Road, a 100-foot wide Primary Arterial as depicted on the Master Plan of Streets and Highways.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The building materials used in the proposed project are unique to this area, but will enhance the area’s aesthetic appeal. Landscape materials are appropriate for the area.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The elevations have a visually appealing, integrated design that will enhance the area.

6. **“Appropriate measures are taken to secure and protect the public health, safety and general welfare.”**

The proposed development will be subject to Building Code requirements, and therefore the development will not compromise the public health, safety or welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

9

ASSEMBLY DISTRICT 2

SENATE DISTRICT 8

NOTICES MAILED 101 by Planning Department

APPROVALS 0

PROTESTS 0